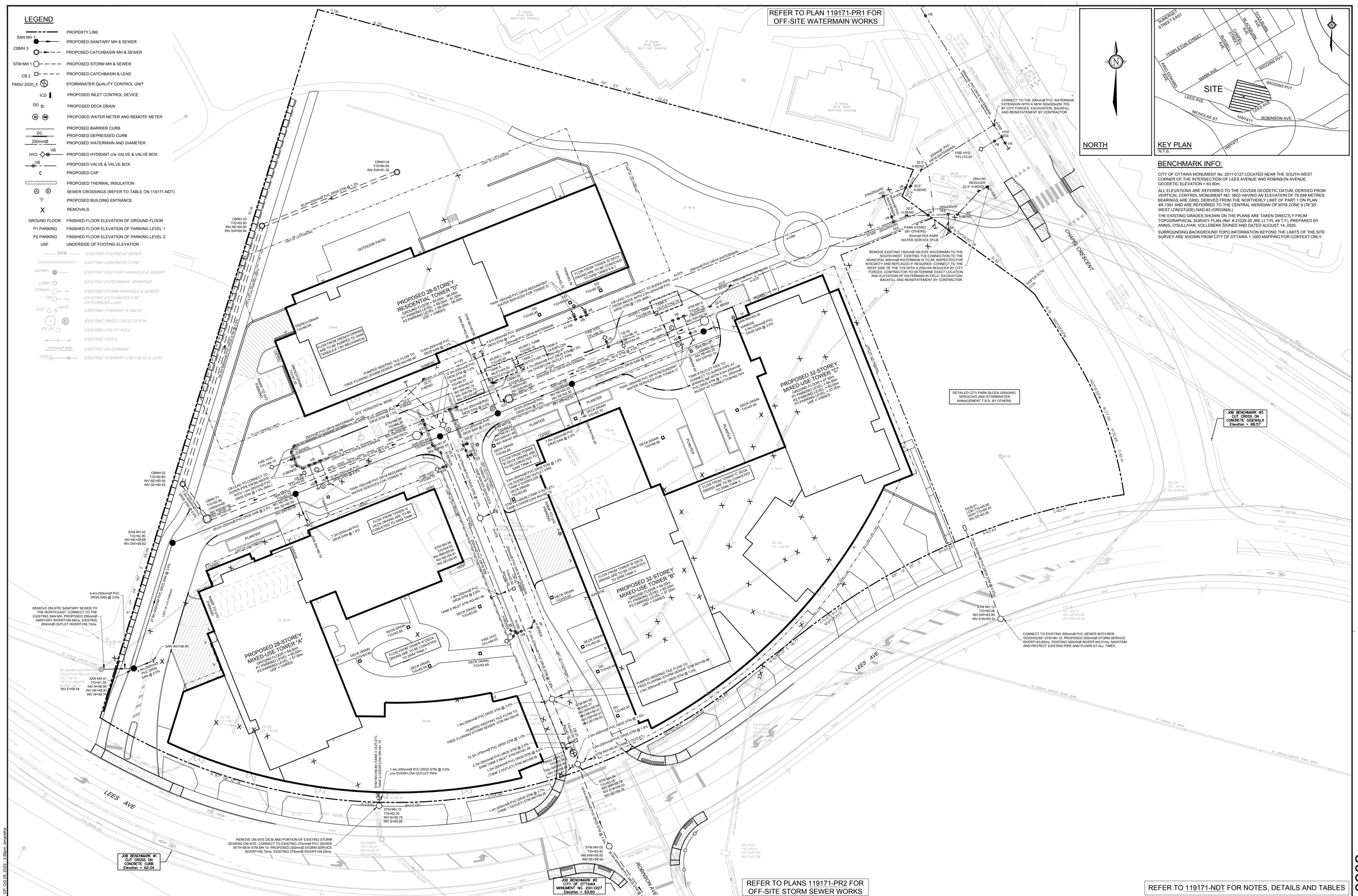
LEGEND

	PROPERTY LINE
SAN MH 1	PROPOSED SANITARY MH & SEWER
CBMH 3	PROPOSED CATCHBASIN MH & SEWER
STM MH 1	PROPOSED STORM MH & SEWER
CB 2	PROPOSED CATCHBASIN & LEAD
PMSU 2020_5	STORMWATER QUALITY CONTROL UNIT
ICD	PROPOSED INLET CONTROL DEVICE
DD	PROPOSED DECK DRAIN
M RM	PROPOSED WATER METER AND REMOTE METER
	PROPOSED BARRIER CURB
DC	PROPOSED DEPRESSED CURB
250mmØ	PROPOSED WATERMAIN AND DIAMETER
VB HYD	PROPOSED HYDRANT c/w VALVE & VALVE BOX
VB	PROPOSED VALVE & VALVE BOX
	PROPOSED CAP
	PROPOSED THERMAL INSULATION
A B	SEWER CROSSINGS (REFER TO TABLE ON 119171-NDT)
	PROPOSED BUILDING ENTRANCE
X	REMOVALS
GROUND FLOOR	FINISHED FLOOR ELEVATION OF GROUND FLOOR
P1 PARKING	FINISHED FLOOR ELEVATION OF PARKING LEVEL 1
P2 PARKING	FINISHED FLOOR ELEVATION OF PARKING LEVEL 2
USF	UNDERSIDE OF FOOTING ELEVATION
OHW	EXISTING OVERHEAD WIRES
	EXISTING CONCRETE CURB
SAN MH	EXISTING SANITARY MANHOLE & SEWER
CBMH	EXISTING CATCHBASIN MANHOLE
STMMH	EXISTING STORM MANHOLE & SEWER
CB	EXISTING CATCHBASIN C/W CATCHBASIN LEAD
HYD VA VB	EXISTING HYDRANT & VALVE
	EXISTING TREES / VEGETATION
EX UP	EXISTING UTILITY POLE
	EXISTING FENCE
300mmØ WM	EXISTING WATERMAIN
HYD	EXISTING HYDRANT C/W VALVE & LEAD

REFER TO PLAN 119171-PR1 FOR OFF-SITE WATERMAIN WORKS



REFER TO PLANS 119171-PR2 FOR OFF-SITE STORM SEWER WORKS

REFER TO 119171-NDT FOR NOTES, DETAILS AND TABLES

NORTH

KEY PLAN
N.T.S.

BENCHMARK INFO:

CITY OF OTTAWA MONUMENT No. 2011-0127 LOCATED NEAR THE SOUTH-WEST CORNER OF THE INTERSECTION OF LEES AVENUE AND ROBINSON AVENUE. GEODETIC ELEVATION = 63.60m.

ALL ELEVATIONS ARE REFERRED TO THE CGVD28 GEODETIC DATUM, DERIVED FROM VERTICAL CONTROL MONUMENT NO. 3603 HAVING AN ELEVATION OF 76.959 METRES. BEARINGS ARE GRID, DERIVED FROM THE NORTHERLY LIMIT OF PART 1 ON PLAN 4R-1381 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9 (76°30' WEST LONGITUDE) NAD-83 (ORIGINAL)

THE EXISTING GRADES SHOWN ON THE PLANS ARE TAKEN DIRECTLY FROM TOPOGRAPHICAL SURVEY PLAN (Ref. # 21029-20 JRE LI 7 PL 49 T F). PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK SIGNED AND DATED AUGUST 14, 2020.

SURROUNDING BACKGROUND TOPO INFORMATION BEYOND THE LIMITS OF THE SITE SURVEY ARE SHOWN FROM CITY OF OTTAWA 1:1000 MAPPING FOR CONTEXT ONLY.

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

OWNER INFORMATION
2 ROBINSON AVENUE LIMITED PARTNERSHIP
88 ALBERT STREET
OTTAWA, ONTARIO, K1P 5E9
CONTACT: MR. KIERAN WAUGH
PHONE: (416) 903-1377
EMAIL: kwaugh@placedoree.com

No.	REVISION	DATE	BY
3	RE-ISSUED FOR SITE PLAN APPROVAL	OCT 07/22	FST
2	REVISED PER CITY COMMENTS / UPDATED SITE PLAN	MAR 30/22	FST
1	ISSUED FOR SITE PLAN APPROVAL	NOV 15/21	FST

SCALE 1:300

DESIGN SM / FST
CHECKED FST
DRAWN DM / SM
CHECKED SM / FST
APPROVED FST

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER F.S. THAUVETTE 100041299 OCT 07, 2022 PROVINCE OF ONTARIO

NOVATECH
Engineers, Planners & Landscape Architects
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Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
320 LEES AVENUE (2 ROBINSON AVENUE)

DRAWING NAME
GENERAL PLAN OF SERVICES

PROJECT No. 119171
REV REV # 3
DRAWING No. 119171-GP

D07-12-21-0202

18357

PLANBY: ZHAO / 1000mmx707mm

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